

**TRPA  
GOVERNING BOARD  
PACKETS**

**SEPTEMBER  
1978**

Dana

Sept 18

NOTICE OF MEETING OF THE GOVERNING BODY OF THE TAHOE REGIONAL PLANNING AGENCY 3-1

NOTICE IS HEREBY GIVEN that on September 27, 1978 at 10:00 a.m. at the hearing room of the Tahoe Regional Planning Agency, located at 2155 South Avenue, South Lake Tahoe, California, the Governing Body of said agency will conduct its regular meeting. The agenda for said meeting is attached to and made a part of this notice.

DATED: September 15, 1978

BY: James J. Jordan Executive Director

TAHOE REGIONAL PLANNING AGENCY  
GOVERNING BODY

ACTION SHEET  
REGULAR MEETING SEPTEMBER 27, 1978

<u>Agenda Item</u>	<u>Action Taken</u>
Consent Calendar	Approved
Glenbrook Unit 2, Modification of Prior Approval, Douglas County	Approved
Chart House, Inc., 3.5 Acres, General Plan Amendment to General Commercial, Douglas Co.	Approved with 45% allowable coverage. Staff directed to prepare an ordinance.
Douglas County, Administrative Permit for Sahara Tahoe Sign to Exceed Height Limit	Continued to October 25, 1978.
Park Tahoe Hotel-Casino, Compliance With Conditions of Approval, Douglas County	Action taken on each of the six conditions placed on 7/26/78 approval of the revised parking plan to either find compliance, to extend the completion date for compliance, or to place on October, 1978 agenda.
T & R Theaters, Variance for Off-Premise Sign, South Lake Tahoe	Approved
Tarantino's Restaurant, Variance for Off-Premise Sign, South Lake Tahoe	Denied
W. Grafton Worthington, Administrative Permits and Variances for Unauthorized Shorezone Structures, El Dorado County	Approval granted for unauthorized structure adjacent to Lot 12; denial of unauthorized structure adjacent to Lot 11 with direction to bring it into substantial conformance with approval granted to conforming structure. Two existing buoys approved with conditions. Application for approval of unauthorized fence continued to October.
Non-Attainment Air Quality Planning	Staff presentation; draft plan to be presented in October.
General Plan Update	Staff presentation: map to be completed for October meeting and endorsement by Board prior to public hearings.
208 Update	TRPA to pursue adoption of implementing ordinance, to proceed with implementation statements, and to prepare executive summary.
U.S. Forest Service, RARE II Presentation	TRPA is not taking an official position at this time, but individual members will be sending in comments to the Forest Service.

Agenda Item

Action Taken

Amended Grading Ordinance

First reading

First and Second Reading of  
Various Ordinances for General  
Plan Amendments (see agenda)

Approved

Sign Ordinance Enforcement

Staff to draft revision to Sign Ordinance to  
permit political signs of a temporary nature.

Miscellaneous:

Staff directed to prepare impact report on parking structures in South Stateline area.  
Report to be done in conjunction with U.S. Forest Service comments.

TAHOE REGIONAL PLANNING AGENCY  
GOVERNING BODY

TRPA Office, 2155 South Avenue  
South Lake Tahoe, California

September 27, 1978 10:00 a.m.  
September 28, 1978 9:00 a.m.

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PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV CONSENT CALENDAR
- V PUBLIC HEARING - General Plan Amendment
  - Chart House, Inc., 3.35 acres, Douglas County, Request for  
Reclassification from Medium Density Residential to General Commercial
- VI AGENCY REVIEW
  - A. Douglas County, Administrative Permit for Sahara Tahoe Sign to  
Exceed Height Limit
  - B. Park Tahoe Hotel-Casino, Compliance With Conditions of Approval,  
Douglas County
  - C. T & R Theaters, Variance for Off-Premise Sign, City of South Lake Tahoe
  - D. Tarantino's Restaurant, Variance for Off-Premise Sign,  
City of South Lake Tahoe
  - E. W. Grafton Worthington, Administrative Permits and Variances for  
Unauthorized Shorezone Structures, El Dorado County
- VII PLANNING MATTERS
  - A. Non-Attainment Air Quality Planning
  - B. General Plan Update
  - C. 208 Update
- VIII REPORTS
  - A. U.S. Forest Service, Lake Tahoe Basin Management Unit,  
Presentation on RARE II
  - B. Public Interest Comments
  - C. Appeals of Staff Decisions
  - D. Executive Session

- E. Business Manager Report
- F. •Executive Director Report on Administrative Matters
- G. Legal Counsel Report
- H. Governing Body Members

IX ORDINANCES

- A. Grading Ordinance Revisions and First Reading
- B. First Reading of Ordinances Amending the Regional Plan
  - 1. 1.95 Acres, a Portion of Block E, Commercial Subdivision No. 1, Incline Village, Washoe County, Tourist Commercial to High Density Residential
  - 2. Lots 25 through 40 of Block B, Brockway Vista Subdivision, Placer County
- C. Second Reading of Ordinances Amending the Regional Plan
  - 1. 1.68 Acres, Recreation to Tourist Commercial, Douglas County
  - 2. 1.829 Acres, Recreation to General Commercial, Douglas County
- D. Sign Ordinance Enforcement

X PENDING MATTERS

XI RESOLUTIONS

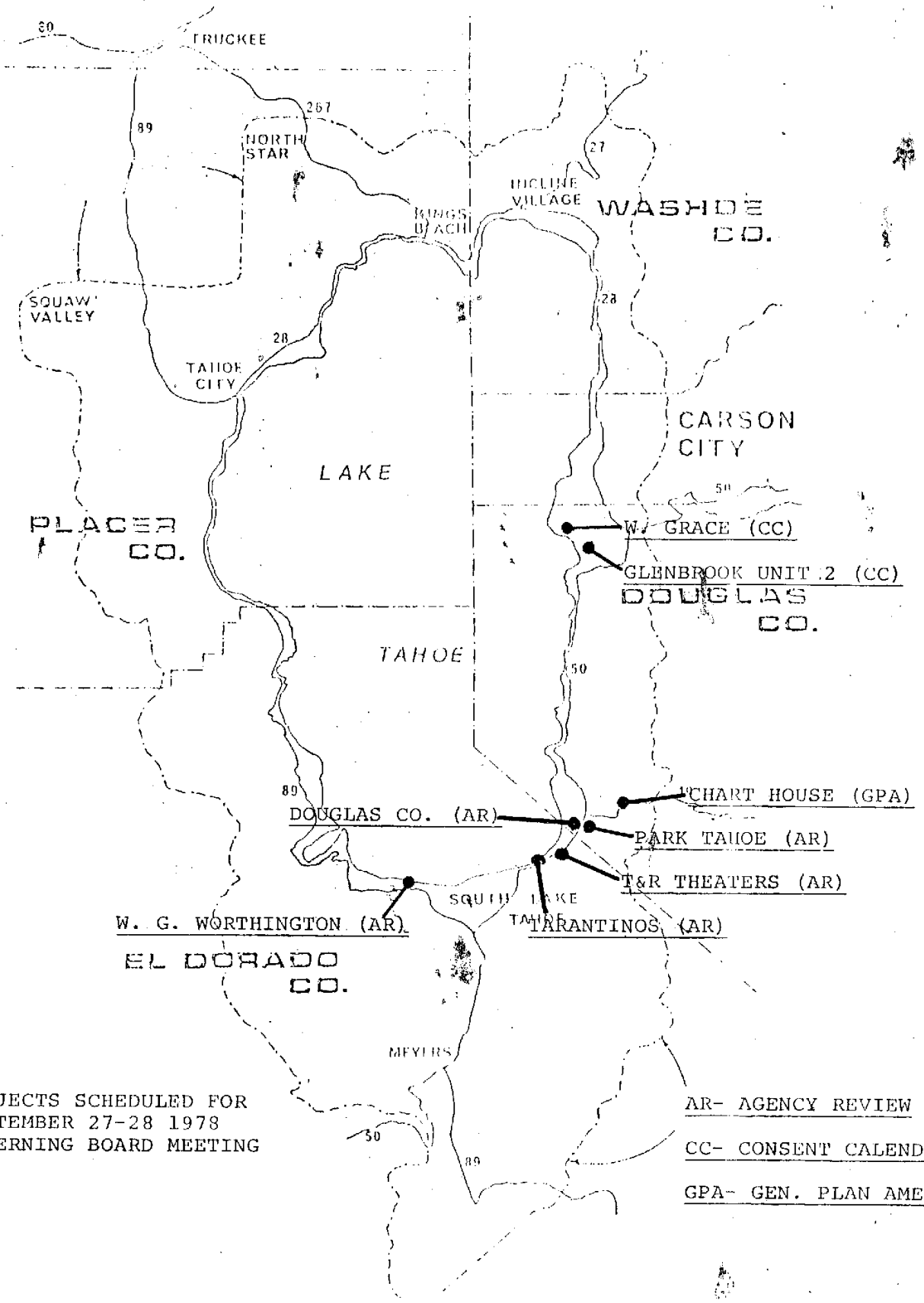
XII OTHER BUSINESS

XIII ADJOURNMENT

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 CONSENT CALENDAR

<u>Item</u>	<u>Recommendation</u>
William Grace/Martin Engineering Replacement of Nonconforming Land Coverage, Douglas Co.	Approval
Glenbrook Unit 2, Modification of Prior Approval, Douglas Co.	Approval

# TAHOE REGIONAL PLANNING AGENCY



PROJECTS SCHEDULED FOR  
 SEPTEMBER 27-28 1978  
 GOVERNING BOARD MEETING

AR- AGENCY REVIEW  
CC- CONSENT CALENDAR  
GPA- GEN. PLAN AMEND.

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY AND RECOMMENDATION

William Grace  
Replacement of Nonconforming  
Land Coverage - Section 9.21(3) of the  
Land Use Ordinance, Douglas County

Summary

The applicant, represented by Dick Whitney, is seeking approval of an administrative permit for the replacement of nonconforming land coverage on Lot 3, Harris Heights Subdivision in Douglas County (Assessor Parcel No. 01-020-02). The applicant seeks to extend his driveway over existing impervious coverage. The proposed driveway addition will cover approximately 2,273 square feet. Under Section 9.21(3) of the TRPA Land Use Ordinance, in order to construct the proposed driveway and bring the land coverage on the site into conformance, the applicant must either replace the proposed coverage with an equal amount of open space or meet the total coverage limitation of the applicable land use district.

The applicant has chosen to replace open space in the equivalent square footage of the proposed driveway, plus 10% due to the relocation of the proposed coverage. The applicant has identified 2,504 square feet of existing nonconforming coverage that will be removed.

Local Agency Action

Douglas County has issued an administrative permit for the nonconforming coverage replacement.

Recommendation

The Agency staff recommends approval of the administrative permit for replacement of nonconforming coverage subject to the following conditions:

1. Erosion control be utilized during construction.
2. Soil Conservation Service revegetation assistance be utilized.
3. An undertaking by corporate surety or other similar and appropriate document guaranteeing the performance of landscaping, revegetation, and proper installation of slope stabilization and drainage facilities shall be posted with the permit-issuing authority as provided in Section 7.130 of the Grading Ordinance.

9/19/78





STAFF FELT IT WAS NOT  
A SUBSTANTIAL MODIFICATION  
TO COVERAGE

RELATIVE TO UNIT 2

TENNIS COURTS SHOWN ON  
MASTER PLAN

- RESUB. FOR AN ADMIN-  
PERMIT TO APPROVE  
THE PROPOSED PROJECT  
AS PART OF THE  
MASTER PLAN FOR  
GLENBROOK UNIT 2

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY AND RECOMMENDATION

Glenbrook Unit 2  
Modification of Prior Approval  
Douglas County

Summary

The applicant, Ron Nahas, representing Glenbrook Properties, is requesting approval of a modification to the tentative map approval granted Glenbrook Unit 2 by the TRPA Governing Board on February 22, 1978. The modification is for the construction of a 6 court tennis facility. This project was originally anticipated as a separate project to be phased in under the Glenbrook master plan approval. The applicant now proposes to construct the tennis club as part of Unit 2. The proposed tennis club will be constructed on the site approved by the Board in the Glenbrook master plan approval. The applicant proposes that the tennis club be included in Glenbrook Unit 2. The proposed construction will result in increased land coverage over that approved by the Board. The tennis club will be located adjacent to the current north boundary for Unit 2.

Land Use Classification

The subject property is classified Low Density Residential (LDR) by the Agency. The LDR land use classification permits day use areas which include tennis courts.

Land Capability and Land Coverage

The proposed tennis club is situated on four different soil districts. Areas contained in these districts and allowable coverages are outlined below. The applicant's proposed coverages are also detailed.

	<u>Soil Type</u>	<u>% Allowable Coverage</u>	<u>Allowable Coverage</u>	<u>Proposed Coverage</u>
Area A	UmF	1	140 sq. ft.	0
Area B	UmE	5	29,750 sq. ft.	8,800 sq. ft.
Area C	UmD	25	54,051 sq. ft.	53,250 sq. ft.
Area D	Lo	1	6,270 sq. ft.	25 sq. ft.

There is an existing graded road that will be used to provide access to the tennis club.

Proposed Project

The proposed project will contain 6 tennis courts, parking facilities for 12 cars, and a club house. The club house building is a building which is being relocated from the cottage field area. The proposed tennis courts are grade separated to minimize the extent of grading. Court number 1 will require approximately a 5 foot cut along the eastern edge. This cut slope will be layed back to a 2:1 slope, stabilized, and revegetated.

9/19/78

The cut slope between courts 2 and 3 will be stabilized and revegetated. To minimize disturbance during construction, temporary erosion control berms will be placed along the downhill sides of all disturbed areas.

#### Drainage

The drainage emanating from the paved access road will be contained by curbs and gutters on the uphill side of the road and directed to a drop inlet located in the parking lot. Parking lot drainage will be directed toward this same drop inlet. Drainage from the courts will be directed across court into two drop inlets located on the east side of each court. The drainage will be carried along the north side of the courts and released into an energy dissipator located on the south side of court 4. The dissipator will be designed to handle a 2 year-6 hour storm.

#### Existing Environmental Setting

The proposed construction site contains slopes that range from 5 to 30%. The tennis courts and club house building are located on areas with slopes ranging from 5 to 10%. The site is heavily forested with pine and fir trees. Of the 220 trees identified within the boundaries of the project, approximately 43 are to be removed.

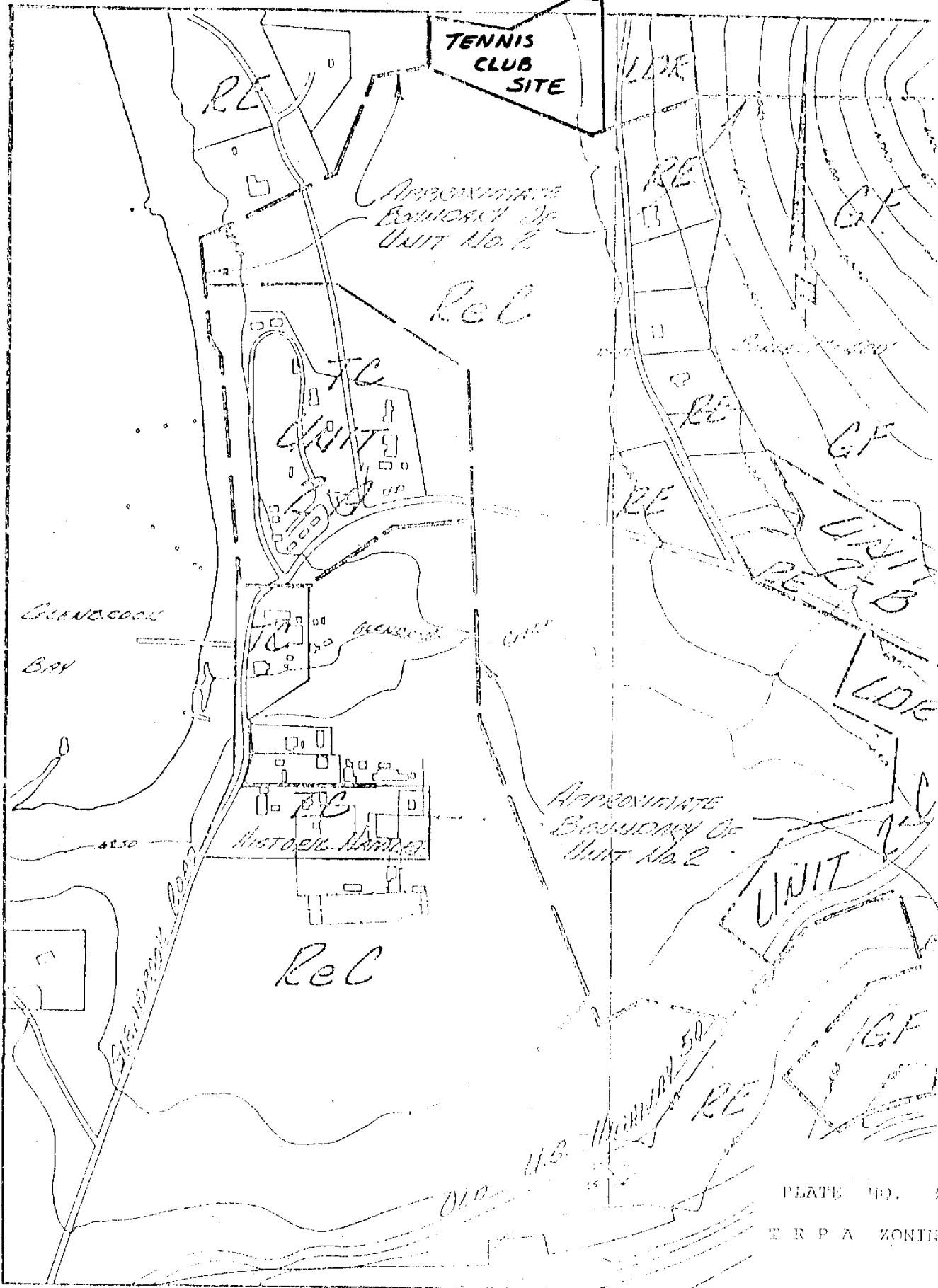
#### Recommendation

Agency staff recommends that the subject modification to Glenbrook Unit 2 be approved with the following conditions:

1. Each of the following conditions shall be completely satisfied prior to the issuance of any building or grading permits:
  - a. The final construction drawings for all site improvements shall be submitted to and approved by Agency staff. The final construction drawings shall clearly depict: 1) slope stabilization methods to be performed to stabilize all existing and proposed cut and fill slopes and areas denuded of vegetation; 2) areas to be revegetated, including complete specifications for such revegetation; 3) fencing for vegetation protection; 4) temporary and permanent erosion control devices; 5) measures to be taken for dust control; and 6) all drainage facilities.
  - b. An undertaking by corporate surety or other similar and appropriate document guaranteeing the performance of landscaping, revegetation, and proper installation of slope stabilization and drainage facilities shall be posted with the permit-issuing authority as provided in Section 7.130 of the Grading Ordinance. The undertaking or other document shall provide that the Agency may enforce the same and use the funds provided therein to assure compliance with the landscaping, revegetation and slope stabilization and drainage plans.
  - c. Calculations showing the adequacy of the infiltration trench design prepared by a qualified civil engineer shall be submitted to the Agency.

2. Upon the issuance of building and grading permits, construction shall proceed in the following sequence:
  - a. Such trees as TRPA has authorized shall be removed and the initial phase of the vegetation preservation and protection plan shall be completed.
  - b. Installation of fencing for vegetation protection.
  - c. Installation of temporary erosion protection devices.
  - d. Prior to the removal of spoil materials from the construction site, a separate grading permit shall be obtained from the permit-issuing authority for offsite disposal of spoil materials.
  - e. Installation of utilities including water mains and fire hydrants required by the fire department.
  - f. Completion of rough grading including installation of mechanical stabilization devices.
  - g. Completion of structure foundations.
  - h. Final grading and installation of base for paved areas.
  - i. Completion of structures.
  - j. Paving.
  - k. Landscaping and revegetation.
3. Compliance with all requirements and conditions of the permit-issuing authority. None of said requirements and conditions shall be waived or modified without the concurrence of TRPA.
4. Whenever possible, all utilities shall occupy common trenches and shall be installed at one time. Trench spoil shall be stored upgradient of the trench.
5. There shall be no grading or land disturbance performed with respect to the project during periods of inclement weather or when there is snow on the site.
6. Replanting of all exposed surfaces, as per the revegetation and slope stabilization plan, shall be accomplished within the first growing season following disturbance. Planting shall be accomplished prior to October 15.

7. Trees and natural vegetation to remain on the site shall be fenced for protection. Scarring of trees shall be avoided and, if scarred, damaged areas shall be repaired with tree seal.
8. Areas to be paved shall be paved prior to October 15.
9. Mud shall not be tracked off the construction site. Grading operations shall cease in the event that a danger of tracking mud offsite exists. The site shall be cleaned up and road right-of-way swept clean when necessary.
10. During construction, environmental protection devices such as adequate erosion control devices, dust control and vegetation protection barriers shall be maintained.
11. Rehabilitation and cleanup of the site following construction must include removal of all construction waste and debris.
12. This approval expires eighteen (18) months from the date of Governing Body approval unless substantial work has commenced on the project.
13. Construction of all improvements shall be completed within twenty-four (24) months of the date of Governing Body approval. If construction is not completed within said time, this approval shall expire and the applicant or his successor in interest shall immediately remove all partially completed work and return the site, as far as possible, to its original condition. If the applicant or his successor in interest fails to do so, the permit-issuing authority or the Agency may have the work performed at the applicant's or his successor's in interest expense, costs to constitute a lien against all the real property which is the subject of this approval.
14. All other permits regarding the development shall comply with these conditions.
15. No structure shall exceed an average height of 24.5' measured from the natural grade.
16. This approval becomes invalid if a local government permit for this project expires or will-serve letters are cancelled.
17. Physical barriers shall be provided to confine all vehicles to designated parking and driveway areas.
18. The maximum land coverage on the site after completion of the project shall not exceed 62,075 sq. ft.
19. Agency staff shall be notified at least 48 hours prior to the commencement of construction. This notification shall include: a) who will be doing the work; b) when the work will commence; and c) when the completion of work is expected.







TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY AND RECOMMENDATION

Chart House Restaurant  
General Plan Amendment  
Douglas County

Property Location

The applicant, Chart House, Inc., representing the property owner, C & G, Inc., is requesting a General Plan amendment on a 3.42 acre parcel (Douglas County Assessor Parcel No. 07-291-11) located adjacent to and north of Kingsbury Grade approximately 1,200 feet east of the intersection of Kingsbury Grade and Palisade Road. (See attachment #1.) The subject parcel contains 537 feet of frontage on Kingsbury Grade.

Amendment Request

The subject parcel is currently classified General Forest and Medium Density Residential by the Agency. The most easterly .92 acres, having 174 feet of frontage on Kingsbury Grade, are classified General Forest. The remaining 2.5 acres, having 363 feet of frontage on Kingsbury Grade, are classified Medium Density Residential. (See attachment #2.)

The applicant is requesting that the entire 3.42 acre parcel be reclassified to General Commercial so that the existing restaurant on the parcel, the Chart House, becomes recognized as a permitted and conforming use. The subject parcel has been used for a restaurant since prior to the adoption of the 1971 General Plan.

The applicant is requesting that the reclassification to General Commercial also permit a maximum of 45% land coverage. The land coverage associated with the existing improvements amounts to 30% of the parcel area. The applicant plans to submit an application to the Agency for an administrative permit to enlarge the present parking lot to conform with the Douglas County parking requirement for the existing restaurant. The proposed parking lot expansion will increase the onsite land coverage to 37%. The applicant is requesting 45% land coverage, or an additional 8%, to allow for additional onsite improvements of a minor nature that cannot be foreseen at this time. The applicant indicates that these improvements may include vehicle turnarounds to improve onsite traffic circulation, walkways, additional drainage facilities, or retaining walls.

Local Zoning

Douglas County zoning on the subject parcel is consistent with the Agency's use classifications. Douglas County has the land classified Medium Density Residential zoned R-3 (Multiple Residential) and the land classified General Forest zoned E-2 (Second Estates).

Land Capability

The subject parcel is in a land capability district 1a, CaF soil type, 30 to 50% slopes, as shown on the Agency's 400 scale land capability maps. However, the applicant has submitted a contours map showing several small undisturbed areas where the slopes are less than 15%, a CaD soil type, land capability district 4.

Surrounding Use Classifications

The subject parcel is within an area that, on the original 1971 General Plan, was classified a mixture of Medium Density Residential and General Commercial. (See attachment #2.) The use classifications were shown on the 1971 General Plan in conformance with Douglas County zoning at that time.

Surrounding Uses

The property classified General Commercial in this area has not been developed to date. However, much of the Medium Density Residential property has been developed into multiple residential. (See attachment #3.) The subject parcel is bordered on the north by U.S. Forest Service land.

Traffic

It is very unlikely that the requested General Plan amendment would result in additional vehicle trips being generated from the subject parcel. To expand the existing restaurant would be difficult in light of the 45% land coverage limitation and the parking requirement of Douglas County.

Access to the existing restaurant from Kingsbury Grade appears to be adequate, although the possible need for a left-turn lane will be analyzed during review of the administrative permit to expand the parking lot.

Recommendation

Based on the following findings, Agency staff recommends that the requested General Plan amendment to reclassify the subject 3.42 acre parcel from Medium Density Residential and General Forest to General Commercial with allowable land coverage of 45% be approved. The recommended findings are:

1. The subject parcel currently contains a nonconforming commercial use that was established prior to the adoption of the 1971 General Plan.
2. The subject parcel is within an area that is classified a mixture of multiple residential and commercial and therefore to reclassify the subject parcel to General Commercial would not be inconsistent with the surrounding use classifications.
3. The allowance of 45% land coverage is consistent with the current improvements on the parcel and the desire of the applicant to increase the number of parking spaces on the site to the minimum required by Douglas County for the existing restaurant.
4. To reclassify the subject parcel to General Commercial, thereby recognizing the existing use as permitted and conforming, will not create a threat to public safety or welfare.